086.A	0001	0140.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	347,300	/	347,300
USE VALUE:	347,300	/	347,300
ASSESSED:	347,300	/	347,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138	-140	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #: 140

Owner 1:	LOCKE JASON
Owner 2:	
Owner 3:	
Street 1:	140 MADISON AVENUE UNIT 140
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOULOPOULOS MICHAEL -
Owner 2:	-
Street 1:	140 MADISON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1968, having primarily Vinyl Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	347,300			347,300
Total Card	0.000	347,300			347,300
Total Parcel	0.000	347,300			347,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.49 | /Parcel: 340.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 310621

GIS Ref

GIS Ref

Insp Date 08/17/18

!15659!

PREVIOUS ASSESSMENT

Parcel ID 086.A-0001-0140.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	342,100	0	.		342,100	342,100	Year End Roll	12/18/2019
2019	102	FV	362,300	0	.		362,300	362,300	Year End Roll	1/3/2019
2018	102	FV	285,900	0	.		285,900	285,900	Year End Roll	12/20/2017
2017	102	FV	260,700	0	.		260,700	260,700	Year End Roll	1/3/2017
2016	102	FV	260,700	0	.		260,700	260,700	Year End	1/4/2016
2015	102	FV	247,300	0	.		247,300	247,300	Year End Roll	12/11/2014
2014	102	FV	236,000	0	.		236,000	236,000	Year End Roll	12/16/2013
2013	102	FV	236,000	0	.		236,000	236,000		12/13/2012

PRINT

Date	Time
12/11/20	05:20:59

LAST REV

Date	Time
08/17/18	10:49:05
danam	
15659	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOULOPOULOS MIC	57457-77		9/16/2011		251,500	No	No		
GRIFFIN BRIAN,	50808-320		2/29/2008		275,000	No	No		

USER DEFINED

Prior Id # 1:	54238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	Measured	DGM	D Mann
1/20/2009	NEW CONDO	BR	B Rossignol
11/27/2008	Meas/Inspect	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8029													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.01801431
Adj $ / SQ:	405.424
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426629
Depreciation:	79353
Depreciated Total:	347276

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	364.88
Special Features:	0	Val/Su Net:	340.49
Final Total:	347300	Val/Su SzAd	340.49

SKETCH

UnSketched SubAreas:
GLA: 1020,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,020	405.420	413,533

Net Sketched Area:	1,020			Total:	413,533
Size Ad	1020	Gross Are	1020	FinArea	1020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

086.A-0001-0140.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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